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NOV 29 2010

DEPARTMENT OF REAL ESTATE
BY: [Signature]

STATE OF CALIFORNIA

* * * * *

No. H-36937 LA

ORDER TO DESIST
AND REFRAIN

(B&P Section 10086)

- 1 -

1 meaning of Section 10131(d) (soliciting borrowers or lenders or
2 negotiating loans) of the Code. Based on the findings of that
3 investigation, as set forth below, the Commissioner hereby issues
4 the following Findings of Fact and Desist and Refrain Order
5 pursuant to Section 10086 of the Code.

6 FINDINGS OF FACT

7 1. At no time herein mentioned has TRILOGY PROPERTY
8 SOLUTIONS; JULIE FALEN; CRYSTAL GOMEZ; or SHEREEN NOON, been
9 licensed by the Department in any capacity.

10 2. At the time set forth below TRILOGY PROPERTY
11 SOLUTIONS; JULIE FALEN; CRYSTAL GOMEZ; and SHEREEN NOON engaged
12 in the business of, acted in the capacity of, or advertised a
13 short sale negotiation service offering to perform and
14 performing solicitation and negotiation for short sale services
15 with respect to loans which were secured by liens on real
16 property for compensation or in expectation of compensation.

17 3. In or around April, 2010, TRILOGY PROPERTY
18 SOLUTIONS; JULIE FALEN; CRYSTAL GOMEZ; and SHEREEN NOON conducted
19 internet advertising which stated that TRILOGY PROPERTY SOLUTIONS
20 would, among other things, negotiate and manage short sales, and
21 was seeking "legal interns" to be trained "to find motivated
22 sellers and buyers of overleveraged properties."

23 CONCLUSIONS OF LAW

24 4. Based on the information contained in Paragraph
25 3, above, TRILOGY PROPERTY SOLUTIONS; JULIE FALEN; CRYSTAL
26 GOMEZ; and SHEREEN NOON have performed and/or participated in
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1 short sale activities which require a license under the
2 provision of Code Sections 10131(d) during a period of time when
3 none of them were licensed by the Department in any capacity, in
4 violation of Code Section 10130.

5 DESIST AND REFRAIN ORDER

6 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW
7 stated herein, it is hereby ordered that TRILOGY PROPERTY
8 SOLUTIONS; JULIE FALEN; CRYSTAL GOMEZ; and SHEREEN NOON, whether
9 doing business under their own names, or any other names, or any
10 fictitious name, ARE HEREBY ORDERED to immediately desist and
11 refrain from performing any acts within the State of California
12 for which a real estate broker license is required. In
13 particular each of them is ordered to desist and refrain from
14 soliciting borrowers and/or performing services for borrowers or
15 lenders in connection with loans secured directly or
16 collaterally by one or more liens on real property.
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18 DATED: 11/19, 2010.

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20 JEFF DAVI
Real Estate Commissioner

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23 By WAYNE S. BELL
Chief Counsel
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1 **Notice:** Business and Professions Code Section 10139 provides
2 that "Any person acting as a real estate broker or real estate
3 salesperson without a license or who advertises using words
4 indicating that he or she is a real estate broker without being
5 so licensed shall be guilty of a public offense punishable by a
6 fine not exceeding twenty thousand dollars (\$20,000), or by
7 imprisonment in the county jail for a term not to exceed six
8 months, or by both fine and imprisonment; or if a corporation, be
9 punished by a fine not exceeding sixty thousand dollars
10 (\$60,000)."

11 cc: Trilogy Property Solutions
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